

7. CONCLUSIONS

The results of the report point to a number of conclusions with implications for MSHDA policy regarding senior housing. This conclusions chapter includes three sections: demographics, which introduces broad characteristics of the market; propensity to move conclusions; and facility preference and demand conclusions.

The conclusions and recommendations presented in this section are a synthesis of the results of the demographics, facility manager survey, and general population survey.

A. Demographics

The demographics data reveals a few conclusions are evident:

Seniors are not a monolithic market unto themselves. Segments among the older population have different needs and desires as far as housing is concerned. For example, in many respects the Young Senior cohort resembles the Non-Senior portion of the population more than its fellow, Middle Seniors. Additionally, Middle Seniors and the Oldest Seniors share many characteristics, but the Oldest Seniors seem to have a separate constellation of concerns when their housing needs are examined. MSHDA policy will have to take these differences into account when policy and products are made.

Aging in place is the preferred mode of living for most seniors regardless of age cohort (evidenced by the age of housing that they tend to live in, the generally low movership rates among seniors and their increased levels of homeownership). Data from the American Community Survey (ACS) suggests that seniors do not make decisions to move easily or lightly, and those moves are made not out of choice, but of necessity.

By the nature of these market characteristics of seniors, policymakers should put emphasis on owner-occupied housing. Targeted programs for senior-friendly home improvement (for barrier-free improvements, installation of an alarm system, or other needs), community-based approaches for living supports, or an increase in Medicaid waivers to help seniors defray the cost of home health care are all possible policy responses to this issue.

Demand for senior housing facilities must be carefully quantified. As aging in place is the preferred mode of living, policy programs, location studies, and market studies must incorporate clear and consistent assumptions about the drivers that cause various senior groups to seek new apartment-style senior housing projects.

The cost of senior housing must be taken into account, and squared with that population group's ability to pay for housing and/or services. We know from the ACS data that seniors are increasingly subject to lower fixed incomes as they continue to age. We also know that disability tends to increase, including those types that would necessitate assistance of some type (transportation, activities of daily living, etc.) to maintain independent living. Given these trends, and the fact that seniors are widely expected to increase as a percentage of the Michigan's population, an increased need for housing solutions that bundle shelter and services at a reasonable price is obvious. This is especially important in two areas of the state – rural areas and urban centers - that have not seen much of this type of development in the past, and that are home to the least affluent seniors in the state.

There is a huge mismatch between the demand for both affordable senior housing and housing blended with supportive services, and the housing supply. This is true given the fact that seniors make up a larger percentage of the population in rural areas—the same types of places in which cost-effective housing and service solutions are the most difficult to create. Rental housing can be seen as a partial solution to this problem, but it is not a panacea.

Rental housing is a difficult sell to make to most seniors. Many own their homes outright, meaning they only pay taxes and utilities to continue their occupancy. Also, they tend to have lower renter percentages and wish to age in place. However, disability information suggests that living alone is not a tenable strategy for all seniors, and renting starts to become more common among Middle Seniors, reaching a maximum in the Oldest Seniors group.

These facts, along with the relatively small supply of existing rental housing in rural areas, point to a market need for alternate housing scenarios starting among the Middle Senior group—persons aged 75 or older.

Since rental housing is generally less expensive than buying a home, it can fill part of that need for the senior population given the right product type. Most seniors tend to live in single-family detached housing prior to (and often including) the time where disability starts to impede independent living. By creating housing opportunities that closely resemble their former homes, renting is made a more attractive option to households looking for alternatives. Ranch-style “cottages” can be an important part of this equation, especially in rural areas where land costs are lower, and larger rental project footprints are possible.

These projects, if they are well-conceived and built towards the market, would probably help with the provision of services. These projects, even if constructed on a small scale (to serve smaller communities in rural areas—between 12 and 24 units), could serve to aggregate demand for services, and perhaps bring down their cost, at least compared to what individuals would pay on their own.

Many of these same considerations can be used in urban areas as well. The opportunities for creating this housing are greater in cities, due to the larger number of people likely to move, and the greater diversity of housing stock. This allows developers more freedom to match their market’s desire for a particular housing type. Retrofitting older developments (which are numerous in Urban Centers) with an eye to allowing long-term tenants to age in place is an important part of a senior housing strategy, as is making it easier for owners to tap into service provision to further aid an aging-in-place strategy.

Renter overburden among Middle Senior cohorts is a problem. In most areas of the state, at least 50% of Middle Seniors and the Oldest Seniors are at least moderately overburdened. This problem persists despite Michigan’s relatively low-priced rental market.

In large part the high levels of overburden are due to two issues—the lower, fixed incomes of these groups added to the high cost of most service-enriched housing options that they increasingly depend on. As younger senior cohorts continue to age and become more reliant on fixed incomes themselves (which are probably lowered due to the Great Recession’s impact on both stock prices and housing values), this problem will continue to grow, especially in the face of increasing health and insurance costs.

What steps can stakeholders take to help ameliorate the situation? Increased rental subsidies to elderly tenants can help, as can an increased amount of government aid to the elderly to defray health care services. Creating more affordable rental units is a possibility, but that would impact financial feasibility of the project.

Relatively small numbers of movers imply long absorption periods for new construction. This would be true for both independent living and congregate care projects, and has been exacerbated by the housing crisis that has gripped the country since 2007. Enough demand would probably exist to keep most senior projects full (assuming capable management and marketing operations as well as correctly-targeted rents) over time. Planning on how to carry the project through to sustained occupancy given a prolonged lease-up is vital.

Housing is a major component to the health, well-being and security for older adults. In addition to units alone, housing must be thoughtfully coordinated with community infrastructure and features such as transportation, schools, workplaces, places of worship, community centers and services specific to older adults.

B. Propensity to Move Conclusions

Age. Most seniors who move to a senior apartment will be 75 or older. This was identified in both the facility manager survey (Table 15 on page 65) and the general senior population survey (Figure 13 on page 94).

Distance. Most seniors will move locally. Assisted living facilities have the most local draw, with 90% of demand assumed to come from within 25 miles or less. See Table 16 on page 66 and Table 40 on page 90.

Household size. The data support the assumption that most residents of independent living and congregate facilities will be one person households. Congregate facilities can be expected to attract some two person households based on their convenience and quality of life benefits.

Current Tenure. Income will be a key determinant for the kind of senior apartments renters would consider moving to. If qualified, most seniors would consider an income-restricted apartment.

C. Facility Features and Amenities Conclusions

Key features and amenities for various senior housing types are noted in Table 56. The table shows significant relationships between the marketability of some features and amenities and demographic characteristics.

The table was developed based on respondents' answers to various questions about their demographic characteristics. These included age, income, household size, location of current residence, tenure (i.e. own or rent current home), length of residence in current home, gender, employment status, and monthly income (before taxes).

Of those demographic characteristics, three were most closely related to significant differences in preferences for senior housing facility features and amenities: age, income, and settlement type.

Note that employment is not included in the following table because it has a strong inverse relationship to age. Younger and employed senior groups' housing demand is very similar, and in many respects is closer to the general population's demand than senior housing demand. It is not until seniors become older (over age 75) and retired that demand is evident for the common and traditional senior housing features and amenities.

Table 55. Facility Features and Amenities and Neighborhood Features Summary

Feature	Age	Income	Settlement Type ¹⁸
Accessibility Features¹⁹	Importance increases with age	No relationship	No relationship
Convenience Features²⁰	Importance decreases with age	Importance increases with income	More important in exurban and urban areas
Community Amenities²¹	Walking paths, pets, and computer centers are more important to younger seniors	In-unit laundry facilities were important to over 90% of lower income residents, roughly the same percentage as higher-income residents	Walking paths & clubs/activities more important in exurban areas Computer centers & mini movie theatres more important in exurban and urban areas
Neighborhood Features²²	Parks/recreation and fitness facilities are more important to younger seniors	Restaurants and fitness facilities are more important to higher income seniors	Grocery stores, pharmacies, hospitals, restaurants, fitness facilities, and libraries are more important in exurban and urban areas

D. Senior Housing Preferences

Focus groups were conducted at ten senior housing locations around the state, providing views of seniors' housing preferences. The initial findings provided an understanding why residents make the choice to move into a senior residential community. The three reasons most often cited were to be closer to family, to transition away from maintaining a large single family home, and to accommodate a desire for more social interaction.

The desire for social interaction and connections is so strong that many focus group participants expressed a desire to live in a congregate living community rather than an independent senior apartment. Participants indicated that living in an age restricted apartment would be as isolating as living by themselves in their single family home.

Focus group participants were asked to identify the in-unit features of greatest importance. Their interests focused primarily on personal safety, mobility, convenience and cost. Not surprisingly, the top two features related to mobility – barrier-free access and universal design. Other frequently mentioned in-unit amenities were pull cords for alerting personnel in the event of an emergency, ample storage, and the convenience of a washer and dryer in the unit.

Storage was a critical issue for many participants who moved into the facility from a single family home and found it difficult to part with items that have personal or sentimental value. Preferably, residents would like to have storage in the unit.

The focus groups gathered residents' input on community and neighborhood amenities. The top two neighborhood amenities residents look for related to mobility: walkable access to shopping, entertainment, health and wellness services; and, transportation provided by the facility. Clearly, residents of the senior residential communities would like to maintain an independent style that extends beyond the borders of the residential

¹⁸ Refer to page 2 in Chapter 1 for a description of the rural, exurban, regional center, and urban settlement types.

¹⁹ Accessibility features include one-story, shower only, bathtub with zero step entrance, first floor bedroom, minimal step entry, wide hallways, grab bars in bathrooms, emergency response, accessible bathroom design, and room for a caregiver.

²⁰ Convenience features include Laundry in apartment, patios/balconies, dishwasher, garage/carport, walk-in closets, energy efficient appliances, high-speed internet, and additional storage.

²¹ Community features include: walking paths, central kitchen, common laundry, computer center, library/lounge, transportation, theatre, pets allowed, and clubs/activities.

²² Neighborhood features include: Pharmacies, grocery stores, medical services, hospitals, restaurants, places of worship, parks/recreation, fitness facilities, and libraries.

community. The desire for walkability suggests that senior housing should be located close to built-up areas of the community where the amenities exist, rather than on greenfield sites.

Other facility or neighborhood amenities frequently sought by focus group participants include transportation provided by the facility; flexibility in meal service; and proximity of a neighborhood fitness center with a swimming pool. Residents highlighted the need for an active and engaged activities director, noting that this person can make a difference between whether residents are pleased with their community or not.

In the discussion of community and neighborhood amenities residents' concerns about cost came to the forefront. Generally, participants would like the flexibility to purchase meals, laundry, and housekeeping on either a monthly contract basis or episodically as needed.

To provide a well-rounded perspective on senior housing preferences, "key informants" were interviewed. These included residential community managers, Area Agencies on Aging case managers, and local health service providers.

The key informants noted that, although the seniors have specific preferences they would like to have met, the first point of contact to a senior community is typically by adult children seeking information for their parent(s). Adult children have a significant impact on senior housing decisions. Referrals are also an integral part of identifying and attracting residents. The key informants reiterated the inability of residents to maintain a single family home as a key reason the residents move into the senior community.

When considering community and neighborhood amenities, key informants indicated that residents' greatest need and desire is walkable, accessible neighborhoods that provide access to shopping, health and wellness and entertainment. Many residents do not drive, so walking in the neighborhood allows residents to socialize and be independent.

According to the key informants, other services preferred by residents of senior housing are transportation, meals, housekeeping and laundry service package, and activities that promote social interaction, and health and wellness. Like the focus group findings, the key informants noted the residents' desire for a flexible rate schedule for such services, which would allow residents to make adjustments to match their financial and service needs.

Key informants indicated that improvements to transportation services are in need. Although existing transportation services adequately transport residents to social outings, there is still a need for transportation for medical appointments.

E. Baseline Recommendations

SENIOR HOUSING APARTMENT AMENITY RECOMMENDATIONS

Table 56 on the following page presents a synthesis of the results of the facility manager survey from Chapter 4 and the general survey of this Chapter 6. The table is intended to be a baseline guide to identifying the key features and amenities of different kinds of senior housing. This table is intended as a baseline that must be adjusted to fit local conditions, but it is based in scientifically valid survey results with a margin of error of less than 2%.

Table 56. Senior Housing Amenity Recommendations

Characteristic		Independent Apartment (Market Rate and Rent Based on Income)	Congregate	Assisted
Unit Type		Apartment	Apartment	Apartment
Bedrooms		1-2	1-3	1
Unit/Facility/Neighborhood Characteristics	Safety and Accessibility Features	<ul style="list-style-type: none"> • Minimal step • Grab bars (bathroom) • Wide hallways/doorways • Wheel-in shower • Personal emergency response system 	<ul style="list-style-type: none"> • Minimal step • Grab bars (bathroom) • Wide hallways/doorways • Wheel-in shower • Personal emergency response system 	<ul style="list-style-type: none"> • Minimal step • Grab bars (bathroom) • Wide hallways/doorways • Wheel-in shower • Personal emergency response system
	Unit Amenities	<ul style="list-style-type: none"> • Laundry machines • Energy efficient appliances • Garage/carport parking • Security system • Dishwasher (exurban/urban locations and higher-rent units) • Additional storage (exurban/urban locations and higher-rent units) • High-speed internet (exurban/urban locations and higher-rent units) • Walk-in closets (higher-rent units) 	<ul style="list-style-type: none"> • Laundry machines • Energy efficient appliances • Garage/carport parking • Security system • Dishwasher (exurban/urban locations and higher-rent units) • Additional storage (exurban/urban locations and higher-rent units) • High-speed internet (exurban/urban locations and higher-rent units) • Walk-in closets (higher-rent units) 	<ul style="list-style-type: none"> • Security system • High-speed internet (exurban/urban locations and higher-rent units)
	Community Amenities	<ul style="list-style-type: none"> • Walking paths/outdoor space • Central kitchen • Community bus/transportation • Clubs and activities (exurban locations) 	<ul style="list-style-type: none"> • Walking paths/outdoor space • Central kitchen • Community bus/transportation • Clubs and activities (exurban locations) 	<ul style="list-style-type: none"> • Meals • Housekeeping • Laundry • Transportation • Medication Assistance • Wellness nurse • Support with ADLs
	Neighborhood Features	<ul style="list-style-type: none"> • Grocery stores • Pharmacies • Medical services • Hospital • Churches/places of worship • Restaurants 	<ul style="list-style-type: none"> • Grocery stores • Pharmacies • Medical services • Hospital • Churches/places of worship • Restaurants 	<ul style="list-style-type: none"> • Grocery stores • Pharmacies • Medical services • Hospital • Churches/places of worship • Restaurants

IMPLICATIONS FOR CONGREGATE APARTMENTS

The congregate model has been envisioned as an “independent living plus” model that adds convenience services onto an otherwise independent living model. However, this places these facilities in a tenuous middle ground. Seniors with incomes lower than \$50,000 a year will likely not be able to afford a congregate facility while maintaining an appropriate 25-35% rent-to-income ratio. Higher-income seniors are often likely to age in place because they have the resources to outsource home maintenance and any necessary care services they require. These considerations place pressure on congregate facilities from both above and below, leaving a relatively small space that is large enough for congregate facilities to reasonably occupy.

Given the above considerations, congregate facilities must be cognizant of their price premium over market rate facilities within their market area. Given that the pool of eligible senior households decreases as income rises, it will become more and more difficult to fill congregate projects as rents rise above the \$1,500 range.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

GARY HEIDEL
EXECUTIVE DIRECTOR

October 26, 2011

Dear

As the Director of the Michigan State Housing Development Authority (MSHDA), I wish to give you the opportunity to guide the development of senior citizen housing in Michigan for years to come. You can accomplish this by completing the enclosed survey and mailing it back to us.

You may be asking: What is MSHDA? The Michigan State Housing Development Authority was established in 1966 to create and preserve safe and decent affordable housing in Michigan. Senior housing is a critical part of MSHDA's work.

For the past year, a MSHDA-led Task Force has been studying issues related to the development of senior housing. This Task Force feels that a statewide survey is critical to understand the needs of seniors. You are one of a select number of people given the opportunity to complete the survey.

Please complete the enclosed survey as soon as possible and return it to us in the enclosed postage-paid envelope by November 9th, 2011. All responses will be kept confidential and only reported in combination with all of the other responses we receive.

When finished, please remove the cover letter, insert the survey into the pre-posted return envelope, and drop it in any US Postal Service mailbox. *No postage is necessary.*

Thank you for your participation.

Sincerely,

Gary Heidel
Executive Director

Enclosure

735 EAST MICHIGAN AVENUE • P.O. BOX 30044 • LANSING, MICHIGAN 48909
WWW.MICHIGAN.GOV/MSHDA • (517) 373-8370 • FAX (517) 335-4797 • TTY (800) 382-4568



MSHDA-DPA 01/11



MSHDA Senior Housing Survey

We truly appreciate your assistance in this important study. All responses will be kept anonymous. Please mail it back to us in the enclosed postage-paid envelope no later than November 9th, 2011. When finished, please remove the cover letter from the survey, insert the survey into the return envelope, and drop it in any US Postal Service mailbox. *No postage is necessary.*

Current Housing

1. What is your zip code? _____
2. How many people currently reside in your household? (Please mark only **one**.)
☐ 1 ☐ 2 ☐ 3 ☐ 4 or more
3. Please indicate the year you were born _____
4. Which of the following best describes your current dwelling? (Please mark only **one**.)
☐ Single family house
☐ Apartment, townhouse or duplex
☐ Mobile/Manufactured Home
☐ Other, please specify: _____
- 3a. Of the following statements, which best represents your housing situation? (Please mark only **one**.)
☐ I own my home ☐ I live with family/friends ☐ I rent my home
5. Do you currently live in a building or community intended primarily for people 55 years of age and older?
☐ Yes ☐ No ☐ Do not know
- 4a. If yes, which of the following best describes your building or community? (Please mark only **one**.)
☐ I live in an independent-living senior apartment building
☐ I live in an independent-living apartment that offers services for a fee (such as meals, laundry, or transportation)
☐ I live in Assisted Living, where services are included in the monthly fee
☐ I live in a Continuing Care Retirement Community or a Life-Care Facility
☐ I do not know
☐ Other, please specify _____
- 4b. If yes, which of the following reasons made you choose this type of community (mark **all that apply**)?

<input type="checkbox"/> Offers arranged transportation	<input type="checkbox"/> Could not afford to stay where I lived
<input type="checkbox"/> Ability to age in place without moving	<input type="checkbox"/> Assistance with home maintenance
<input type="checkbox"/> Access to activities and services	<input type="checkbox"/> Access to community amenities and features
<input type="checkbox"/> Home safety and accessibility features	<input type="checkbox"/> It offers reduced rent or rent based on income
<input type="checkbox"/> Location closer to family and friends	<input type="checkbox"/> Other, please specify _____
6. How many years have you lived in your current residence? _____

7. If you moved to your current residence within the last five years, please indicate where you moved from?
(Please mark only **one**.)

- ☐ Moved within the same county
☐ Moved from another county in Michigan
☐ Moved from out of state

8. Are you planning to move from your current residence within the next 3-5 years?
☐ Yes ☐ No ☐ Not sure

9. Which of the following would be reasons why you would want to move from your current home? (Please mark **all that apply** in the boxes to the left of the statements).

<input type="checkbox"/>	Closer to children/grandchildren/family	<input type="checkbox"/>	No longer able to maintain home
<input type="checkbox"/>	Access to transportation services	<input type="checkbox"/>	Reduced living costs
<input type="checkbox"/>	Lower crime/more safety	<input type="checkbox"/>	Better weather/climate
<input type="checkbox"/>	Access to hospitals/health services	<input type="checkbox"/>	Access to community and social activities
<input type="checkbox"/>	Accessible features currently not in home (e.g. wide doorways, grab bars in tub/shower)	<input type="checkbox"/>	Other, please specify:

10. If you move from your current residence, what type of housing will you consider? (Please mark **all that apply**.)

<input type="checkbox"/>	Buy a single-family home or condo	<input type="checkbox"/>	Buy into a life care facility (e.g. continuing care retirement community)
<input type="checkbox"/>	Rent an apartment without age restrictions	<input type="checkbox"/>	Rent apartment with onsite services
<input type="checkbox"/>	Rent an apartment that is restricted to seniors	<input type="checkbox"/>	Move in with family
<input type="checkbox"/>	Rent an apartment that offers rents based on income	<input type="checkbox"/>	Other, please specify:

11. How many bedrooms would you prefer in your next home? (Please mark only **one**.)
☐ 0 (Studio) ☐ 1 ☐ 2 ☐ 3 ☐ 4

- 11a. How much more would you be willing to pay monthly for an additional bedroom or den? (Please mark only **one**.)

- ☐ \$0-\$50 ☐ \$51-\$100 ☐ \$101-\$150 ☐ \$151 - \$200 ☐ \$201-\$250 ☐ \$251-\$300 ☐ \$301+

12. Which of the following represents your preference on inter-generational communities? (Check **all that apply**.)
☐ I prefer to live only with other seniors (aged 55 and above)
☐ I prefer to live where multiple ages are present
☐ I prefer to have children in the community

*****If you plan to rent your next home, please complete the "Independent Living" section below. If not, please skip to Question 18 below.*****

Independent Living

In this section we would like to gather your thoughts on the idea of apartments for active seniors (55 and older) who are able to living independently within the community.

13. Please rate how important these **safety/accessibility features** are to you by marking **one answer** for each.

	Extremely Important	Important	Somewhat Important	Not Important
One-story				
Shower only – (with a seat in the shower or ability to roll a wheel chair into the stall)				
Bathtub with a door to assist stepping in				
Bedroom on first floor				
Minimal step up to get into apartment/house				
Wide hallways and doorways				
Grab bars in shower/around toilet				
Personal emergency response system				
Bathroom large enough for a wheelchair				
Room for care giver				
Other, please specify:				

14. Please rate how important these **apartment features** are to you. Please mark only **one answer** for each feature.

	Extremely Important	Important	Somewhat Important	Not Important
Laundry machines in the apartment				
Private patio or balcony				
Dishwasher				
Security system				
Garage or carport parking				
Walk-in closets				
Energy-efficient appliances				
High speed internet access				
Additional storage				
Other, please specify:				

15. If the following **features** were not standard, how much more per month would you be willing to pay? Please mark only **one answer for each feature**.

	\$1-25	\$26-50	\$51-75	\$76-100	Nothing (\$0)
Laundry machines in the apartment					
Additional storage					
Garage parking/Carport					
Utilities included in rent (except cable/ phone)					
Pet fee					

16. Please rate how important it is to have the following **community amenities** available to you in your building. Please mark only **one answer for each feature**.

	Extremely Important	Important	Somewhat Important	Not Important
Walking paths/Outdoor space (e.g., gardens)				
Central kitchen/dining area				
Common laundry facility				
Computer center				
Library/reading room/TV lounge				
Community bus or transportation				
Mini-movie theatre				
Pets allowed				
Clubs & activities (Sewing, crafts, etc.)				
Other, please specify:				

17. Please rate how important it is that each of the following **neighborhood features** is close to your home. Please mark only **one answer for each feature**.

	Extremely Important	Important	Somewhat Important	Not Important
Pharmacies				
Grocery stores				
Churches/places of worship				
Restaurants				

	Extremely Important	Important	Somewhat Important	Not Important
Parks and other outdoor recreation				
Medical services (doctor's offices, etc.)				
Hospital				
Fitness facilities or similar (e.g. pool, gym)				
Library				
Other, please specify:				

Assisted Living

In this section we would like to gather your thoughts on the idea of apartments for seniors (55 and older) that include an "Assisted Living" component. Assisted Living apartments typically provide the following services:

Assisted Living Services	
<ul style="list-style-type: none"> • Three meals per day • Weekly housekeeping and laundry • Transportation services 	<ul style="list-style-type: none"> • Manager living on-site 24 hours per day • Personal care services (bathing, dressing, etc.) • Medication assistance

18. What would be the main reason that might cause you to move into an Assisted Living apartment building (as described above) instead of an Independent Living apartment building that does not these offer services? (Please check only **one**.)

- ☐ If I was no longer able to live independently without some level of assistance
☐ Knowledge that I could purchase services in the future, even if I don't need them now
☐ To live in a building with a manager present around the clock to help me if needed
☐ If my children wanted me to move to an Assisted Living apartment building
☐ I would not consider moving into an Assisted Living apartment
☐ Other, please specify: _____

19. If the following features were not included as part of the base rent in an Assisted Living apartment building, how much would you be willing to pay monthly for each service? Please mark only **one answer for each feature**.

	\$1-\$50	\$50-\$100	\$101-\$150	\$151 - \$200	\$201-\$250	Would not pay extra
Daily meal service						
Housekeeping						
Laundry						
Transportation services						

20. If the following personal care services were not included as part of the base service package in assisted living, how much would you be willing to pay monthly for each service? Please mark only **one answer for each**.

	\$1-\$50	\$50-\$100	\$101-\$150	\$151 - \$200	\$201-\$250	Would not pay extra
Medication reminders and management						
Wellness nurse to promote health & well-being						
Support with activities of daily living (bathing, dressing, eating, etc.)						

21. Regarding payment of rent and services in assisted living facilities, which of the following would you prefer? (Please mark one only)

- ☐ Prefer to pay for rent and services separately
- ☐ Prefer to rent and services (meals, housekeeping, and transportation) to be bundled into one package
- ☐ Prefer to have ability to add services to rent as needs increase
- ☐ Prefer to pay based upon income

Demographic Information

Your **confidential** responses to the following questions will allow us to compare Michigan with national trends.

22. Are you:

- ☐ Male ☐ Female

23. Which best represents your current status of employment?

- ☐ Employed Full Time ☐ Employed Part Time ☐ Retired ☐ Unemployed

24. In an effort to ensure a wide array of affordable housing choices are provided, we need to gather income data. Please indicate your **current monthly income (before taxes)**:

- | | |
|---|---|
| <input type="checkbox"/> Under \$832 | <input type="checkbox"/> \$2,917 to \$4,166 |
| <input type="checkbox"/> \$833 to \$1,249 | <input type="checkbox"/> \$4,167 to \$6,249 |
| <input type="checkbox"/> \$1,250 to \$2,083 | <input type="checkbox"/> \$6,250 to \$8,333 |
| <input type="checkbox"/> \$2,084 to \$2,916 | <input type="checkbox"/> \$8,334+ |

Thank you very much for your time and confidential feedback!

